

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 14, 2006**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
John Lackey
Pete Mosley
Robert Medaugh
Tom Murdic
Paul Pratt, Jr.
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Aaron Holmes, Planner
Jama Olsen, Planner
Ann Shaffer, County Attorney
Sheila Myers, Planning Assistant
Lori John, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, September 14, 2006, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Lamb were unable to attend.

Vice Chairman Medaugh called the meeting to order.

Mr. Horne made the following announcements:

1. Motion to present a Resolution to recognize Mr. Bob Martin, who retired September 1, 2006 from the City of Franklin after 28 years as Planning Director. The motion passed unanimously.
2. Withdrawals of Items 24, 25, 27 and 28.
3. Motion for request to hear Non-Agenda Item: Beechwood Plantation Final Plat, Lots 1-11 to reduce Bond amount. The motion passed unanimously by voice vote.

CONSIDERATION OF MINUTES:

Vice Chairman Medaugh asked for a motion to consider the minutes of the August 10, 2006, meeting. A motion was made by Commissioner Murdic to approve, and seconded by Chairman Sanders. The motion passed unanimously.

CONSENT AGENDA:

BONDS:

1. **Ambergate Estates** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Release the Bond.
2. **Breckston Park, Section 1** – Performance Bond for Roads, Drainage and Erosion Control located off Sneed Road - \$153,000.
Recommendation: Extend the current amount for six (6) months.
3. **Kings Chapel, Section 1** – Performance Bond for Collection & Treatment System - \$998,748.
Recommendation: **NOT ON CONSENT.**
4. **Kings Chapel, Section 1** – Performance Bond for Backup Wastewater Treatment System - \$651,000.
Recommendation: **NOT ON CONSENT.**
5. **Kings Chapel, Section 1** – Performance Bond for Landscaping - \$8,400.
Recommendation: Extend the current amount for six (6) months.

6. **Kings Chapel, Section 1** – Performance Bond for Water (Milcrofton) - \$18,375.
Recommendation: Release the Bond.
7. **Kings Chapel, Section 1** – Performance Bond for Roads, Drainage & Erosion Control - \$190,000.
Recommendation: Extend the current amount for six (6) months.
8. **Laurelbrooke, Section 8** – Maintenance Bond for Roads, Drainage & Erosion Control - \$35,000.
Recommendation: Release the Bond.
9. **Laurelbrooke, Section 11-B** – Maintenance Bond for Roads, Drainage & Erosion Control - \$35,000.
Recommendation: Extend the current amount for six (6) months.
10. **Laurelbrooke, Section 11-C** – Maintenance Bond for Roads, Drainage & Erosion Control - \$39,000.
Recommendation: Extend the current amount for six (6) months.
11. **Laurelbrooke, Section 11-F** – Performance Bond for Roads, Drainage & Erosion Control - \$246,000.
Recommendation: Extend the current amount for six (6) months.
12. **Laurelbrooke, Section 12-B** – Performance Bond for Roads, Drainage & Erosion Control - \$398,000.
Recommendation: Extend the current amount for six (6) months.
13. **Legends Ridge, Section 8** – Performance Bond for On & Off Site Water (City of Franklin) - \$58,000.
Recommendation: Convert to Maintenance in the amount of \$5,800 until May 2007.
14. **Legends Ridge, Section 8** – Maintenance Bond for Roads, Drainage & Erosion Control - \$35,000.
Recommendation: Extend the current amount for six (6) months.
15. **Natchez Valley, Section 1** – Maintenance Bond for Roads, Drainage & Erosion Control - \$75,000.
Recommendation: Release the Bond.
16. **Saddle Springs Equestrian Center** – Performance Bond for Landscaping - \$20,000.
Recommendation: Extend the current amount for six (6) months.
17. **Saddle Springs, Phase 2A, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$54,000.
Recommendation: Extend the current amount for six (6) months.
18. **Saddle Springs, Phase 2A, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$31,000.
Recommendation: Extend the current amount for six (6) months.
19. **White Oak Equine Services** – Performance Bond for Landscaping - \$7,000
Recommendation: Convert to Maintenance in the amount of \$2,100 and secure with an Affidavit of Compliance for a period of six (6) months.
20. **Whitehall Farms, Section 3** – Maintenance Bond for Roads, Drainage & Erosion Control - \$60,000.
Recommendation: Extend the current amount for three (3) months.

FINAL PLATS:

29. FINAL PLAT REVIEW FOR BEECHWOOD PLANTATION, LOTS 23-31, CONTAINING 9 LOTS ON 84.21 ACRES LOCATED OFF BAILEY ROAD IN THE 2ND VOTING DISTRICT.

This plat is in order. Approval is recommended pending:

1. Posting of a performance bond for on-site water improvements in the amount of \$41,000 in favor of HB & TS Utility District.

There being no comments, Commissioner Cain made a motion to accept Staff's recommendation on the consent agenda items. Commissioner Cain seconded the motion, which passed by unanimous vote.

ITEM 3

KINGS CHAPEL, SECTION 1 – PERFORMANCE BOND FOR COLLECTION AND TREATMENT SYSTEM

Mr. Horne reviewed the background (see Staff report), recommending that the:

Bond be extended in the current amount for a period of three (3) months.

Vice Chairman Medaugh asked for comments.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 4

KINGS CHAPEL, SECTION 1 – PERFORMANCE BOND FOR BACKUP WASTEWATER TREATMENT SYSTEM

Mr. Horne reviewed the background (see Staff report), recommending that the:

Bond be extended in the current amount for a period of three (3) months.

Vice Chairman Medaugh asked for comments.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which passed by unanimous vote.

NON-AGENDA ITEM

BEECHWOOD PLANTATION FINAL PLAT, LOTS 1-11, REQUEST FOR RECONSIDERATION OF OFF-SITE WATER BOND AMOUNT

Mr. Horne reviewed the background (see Staff Memorandum), recommending that:

1. The performance bond amount for off-site water improvement be reduced to \$138,500.

Vice Chairman Medaugh asked for comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by unanimous voice vote.

PUBLIC HEARINGS

ITEM 21

REVISION TO SUBDIVISION REGULATIONS CHECKLIST(S) AND CERTIFICATE

Mr. Horne reviewed the background (see Staff report), recommending approval of the proposed amendment.

Vice Chairman Medaugh opened the Public Hearing. There being no one wishing to speak, Vice Chairman Medaugh closed the Public Hearing.

Vice Chairman Medaugh asked for comments.

Commissioner Mosley wanted to know about the contour lines and how they come into evaluation on a 5 acre lot.

Mr. Horne stated that contour information gives you a good idea of where drainage ways will be located so staff can visit the site and evaluate whether these are Waters of the State. Secondly, the topographical information is helpful due to the building envelope being so large on a 5 acre tract and some areas are steeper than others. With this information staff would then be in the position to ask the applicant to stay out of the steeper areas.

Vice Chairman Medaugh asked for comments.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

ITEM 22

SITE PLAN AND CONDITIONAL USE REVIEW FOR REEK LANDSCAPING (A.K.A. MAYBERRY BOBCAT & LANDSCAPING), A RESIDENTIAL BUSINESS, ON 5.07 ACRES LOCATED AT 4227 COLUMBIA PIKE IN THE 5TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report), recommending approval with the following stipulations:

1. All signage be approved per Ordinance requirements; and
2. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance, the approved site plan, and limits listed by the applicant in Attachment 22-3.

Vice Chairman Medaugh opened the Public Hearing.

There being no one wishing to comment, Vice Chairman Medaugh closed the public hearing.

Vice Chairman Medaugh asked for comments.

Commissioner Pratt asked if staff had been to the site to be sure the site plan was to scale.

Mr. Holmes stated that staff had been to the site and site plan was to scale.

Commissioner Mosley wanted to know about noise and light intrusion on the neighbors.

Mr. Holmes stated that there is a buffer yard between the applicant's property and his neighbor and that there should be minimal intrusion.

Commissioner Murdic stated that he lived in this area and he had heard no comments from any of the neighbors about this request.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 23

SITE PLAN AND CONDITIONAL USE REVIEW FOR NOLAND FENCING, A RESIDENTIAL BUSINESS, ON 4 ACRES LOCATED AT 1982 WILSON PIKE IN THE 4TH VOTING DISTRICT

Miss Olsen reviewed the background (see Staff report), recommending approval with the following stipulations:

1. All signage be approved per Ordinance requirements; and
2. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance, the approved site plan, and limits listed by the applicant in Attachment 24-3.

Vice Chairman Medaugh opened the Public Hearing.

There being no one wishing to comment, Vice Chairman Medaugh closed the public hearing.

Vice Chairman Medaugh asked for comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Mosely seconded the motion, which passed by unanimous vote.

ITEM 24

SITE PLAN AND CONDITIONAL USE REVIEW FOR JEFFERS LANDSCAPING, A RESIDENTIAL BUSINESS, ON 5.10 ACRES LOCATED AT 6672 ARNO-ALLISONA ROAD IN THE 3RD VOTING DISTRICT

This item was withdrawn.

SKETCH PLANS

ITEM 25

SKETCH PLAN REVIEW FOR GROVE PARK, ADDITION ONE, CONTAINING 12 LOTS ON 34.38 ACRES LOCATED OFF ARNO-COLLEGE GROVE ROAD IN THE 3RD VOTING DISTRICT

This item was withdrawn.

REVISED SKETCH PLANS

ITEM 26

REVISED SKETCH PLAN REVIEW FOR THE ADDITIONS @ LEGENDS RIDGE, CONTAINING 12 LOTS ON 20.75 ACRES LOCATED OFF BERRY'S CHAPEL ROAD IN THE 8TH VOTING DISTRICT

Ms. Haines reviewed the background (see Staff report), recommending approval with the following stipulations:

1. Submission of drainage plans and calculations for the proposed lot; and
2. Establishment and posting of a performance bond for Roads, Drainage, and Erosion Control.

Vice Chairman Medaugh asked for comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed with only Commissioner Mosley voting no.

ITEM 27

PRELIMINARY PLAT REVIEW FOR SEVEN SPRINGS, CONTAINING 15 LOTS ON 88.82 ACRES LOCATED OFF HALEY LANE IN THE 5TH VOTING DISTRICT

This item was withdrawn.

ITEM 28

FINAL PLAT REVIEW FOR AGRESTIC, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 98.28 ACRES LOCATED OFF CASPARIS ROAD IN THE 2ND VOTING DISTRICT

This item was withdrawn.

FINAL PLATS

ITEM 29

FINAL PLAT REVIEW FOR BEECHWOOD PLANTATION, LOTS 23-31, CONTAINING 9 LOTS ON 84.21 ACRES LOCATED OFF BAILEY ROAD IN THE 2ND VOTING DISTRICT

Part of consent agenda.

ITEM 30

FINAL PLAT REVIEW FOR DURHAM MANOR (A.K.A. BROWNLAND FARMS), CONTAINING 49 LOTS ON 86.46 ACRES LOCATED OFF HENPECK LANE IN THE 2ND VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff report), recommending approval pending the following stipulations:

1. The posting of a performance bond in the amount of \$586,000 for Roads, Drainage and Erosion Control improvements;
2. The posting of any surety for off-site roadway improvements as required by and through the Highway Department;

3. Final approval of water plans and the posting of a performance bond in the amount of \$297,000 as specified by HB&TS Utility District;
4. The posting of a performance bond for landscaping in the amount of \$6,200;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. The recording of Homeowner's Association documents.

Vice Chairman Medaugh asked for comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Mosely seconded the motion, which passed by unanimous vote.

ITEM 31

DECEMBER MEETING LOCATION

Mr. Horne stated that due to renovations of the auditorium, the Planning Commission will not be able to meet in the auditorium for the December Meeting. He also stated arrangements had been made to meet in the Carolyn Campbell Room which is located in the School Board. Due to size limitations of the room he asked for any suggestions as to other locations to meet or if the Commission wanted to cancel the December meeting.

After some discussion as to where to meet, it was decided that Staff would explore the possibility of meeting at the Agricultural Center or Franklin City Hall.

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There being no further business, the meeting was adjourned at approximately 7:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
PLANNING COMMISSION ON OCTOBER 12, 2006.**

CHAIRMAN JOHN LACKEY